Tierra Del Este Unit Eighty Nine

City of El Paso — City Plan Commission — 4/4/19

SUSU19-00016 — Major Preliminary

REVISED

STAFF CONTACT: Brenda Cantu, (915) 212-1642, cantubr@elpasotexas.gov

PROPERTY OWNER: Ranchos Real XV, LLC

REPRESENTATIVE: Conde, Inc.

LOCATION: North of Montwood and East of John Hayes, District 5

ACREAGE: 74.659

VESTED: No

N/A **PARK FEES REQUIRED:**

EXCEPTION/MODIFICATION N/A

REQUEST:

N/A

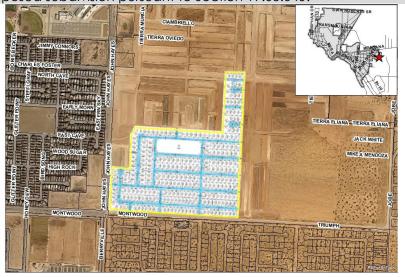
RELATED APPLICATIONS: PUBLIC INPUT: N/A

STAFF RECOMMENDATION: Approval with Conditions

SUMMARY OF REQUEST: The applicant proposes to subdivide 74.659 acres into 280 single-family lots and 1 park. This subdivision is being reviewed under the current subdivision code and lies within the Development Plan approved for Tierra Del Este III Phase V. Primary access to the proposed subdivision will be provided via John Hayes Boulevard, Montwood Drive, Sammy Cervantes Street, and Charles Foster Avenue.

SUMMARY OF DCC RECOMMENDATION: The Development Coordinating Committee recommends APPROVAL of Tierra Del Este Unit Eighty Nine on a Major Preliminary basis subject to the following conditions:

- The improvements for Tierra Del Este Unit Eighty Three (SUSU17-00071) need to be completed and accepted by the City prior to recording of Tierra Del Este Unit Eighty Nine in order to have adequate access.
- That the City Plan Commission require that the applicant landscape the rear of all double frontage lots pursuant to Section 19.23.040.H.3.C.
- The drainage infrastructure for Tierra Del Este Unit Seventy Four must be constructed and accepted prior to or concurrently with Tierra Del Este Unit Eighty Nine in order to adequately sustain the proposed subdivision pursuant to Section 19.03.040.



CASE HISTORY

- The Tierra Del Este III Phase V Development Agreement was approved by City Council on March 8, 2016.
- Tierra Del Este Unit III Phase V annexation was approved by City Council on July 12, 2016.

RELATION OF PROPOSED APPLICATION TO THE CITY'S COMPREHENSIVE PLAN

CONSISTENCY WITH PLAN EL PASO: Subject property is designated G-4, Suburban Walkable.

GOAL 2.2:

The City of El Paso should change its growth pattern away from homogeneous land uses and return to a pattern of compact well-connected mixed-use neighborhoods.

GOAL 2.3:

The City of El Paso wishes to create complete networks of multimodal streets with ample shaded sidewalks and frequent on-street parking.

POLICY	DOES IT COMPLY?
2.2.2: The design of new neighborhoods and additions to existing neighborhoods should strive for a mix of housing types to create neighborhoods that accommodate diverse ages and incomes and allow residents to trade up, downsize, or create multi-generational households without being forced to leave the neighborhood. Housing types include both small and large single-family detached homes, duplexes, townhouses, multi-family buildings, live-work units, and accessory dwelling units, and include both rental apartments and units that can be owned by their occupants.	No, the applicant is proposing only detached single family residential dwellings.
2.2.4.a.: Each new neighborhood should have a primary civic space such as a square or green near its physical center.	Yes, the applicant is proposing a public park.
2.3.2.a: New neighborhood streets should connect to the existing street network in all adjoining areas where practical.	Yes, the applicant will be connecting to existing street network when practical.

NEIGHBORHOOD CHARACTER: Subject property is zoned R-5 (Residential). Surrounding land uses are residential and vacant land. The nearest school is Pebble Hills High School (.34 miles). The nearest park is the Eastside Sports Complex (.43 miles) and another park that is proposed through this subdivision. The proposed subdivision is located within the Eastside Impact Fee Service Area.

COMMENT FROM THE PUBLIC: N/A.

PLAT EXPIRATION:

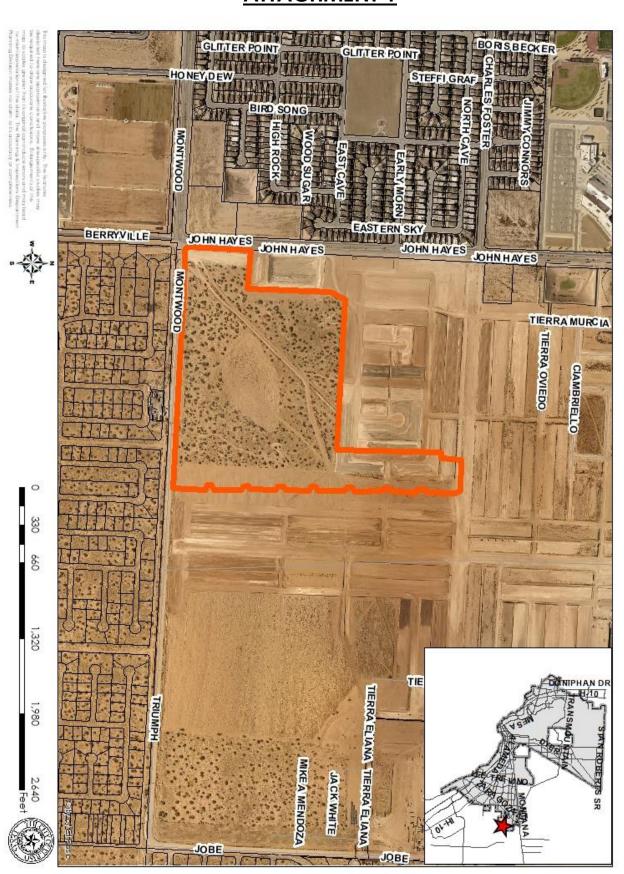
This application will expire on **April 4**, **2022**, pursuant to Section 19.03.060 (Expiration). If subdivision improvement plans and a final plat application have not been approved within the specified date, the preliminary plat application, unless extended in accordance with Chapter 19.41 (Expiration, extension and reinstatement), shall expire and the preliminary plat shall be null and void.

CITY PLAN COMMISSION OPTIONS:

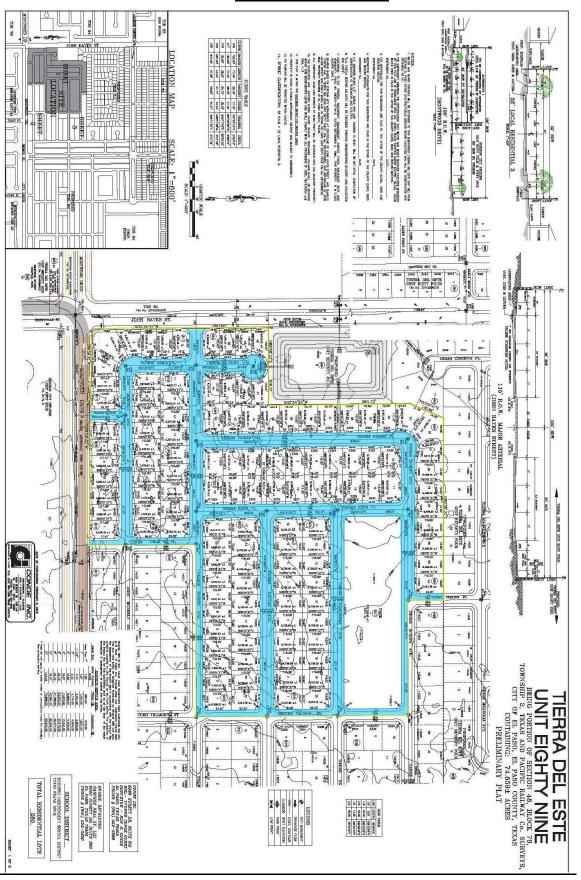
City Plan Commission has sole and final authority on subdivision matters. Subdivision applications in conformance with all applicable code provisions shall be approved by the CPC.

ATTACHMENTS:

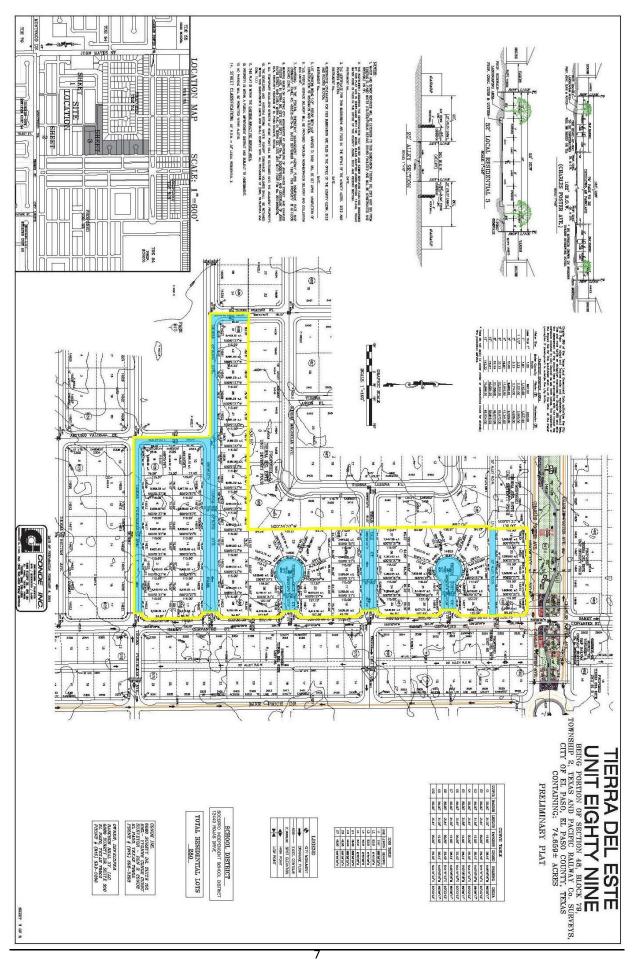
- 1. Aerial Map
- 2. Preliminary plat
- 3. Application
- 4. Department Comments



Tierra Del Este Unit 89











DATE: March 7, 2019 2019		File No. 🚄	54541		
SUBDIVISION NAME:	Tierra Del	Este Unit 89		-	
Legal Description for the Being a Portion of Sect County, Texas	area included on the	his plat (Tract, Block 9, Township 2, Tex	s, Grant, etc.) kas and Pacific Railway Co.	Surveys, City of	El Paso, El Pas
Proposed Land Uses:					
Single-family Duplex Apartment Mobile Home P.U.D. Park School Commercial Industrial	ACRES 55.670 4.057	SITES 280	Office Street & Alley Ponding & Drainage Institutional Other (specify below) Total No. Sites Total Acres (Gross) &	ACRES 14.932	SITES
			4		
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 12. Owner of record Ranchos Real XV, LLC 6080 Surety Dr., Suite 300, El Paso, TX 79905 (Zip)
 915-592-0290 (Phone)

 13. Developer Ranchos Real XV, LLC 6080 Surety Dr., Suite 300, El Paso, TX 79905 (Name & Address)
 915-592-0290 (Phone)

 14. Engineer CONDE INC. (Name & Address)
 6080 Surety Drive, Ste. 100 (Zip)
 79905 (Phone)

 (Name & Address)
 (Zip) (Phone)

*Effective September 1, 2014, a 3% Technology fee has been added to all Planning application fees.

Ranchos Real XV, LLC

OWNER SIGNATURE:

Douglas A. Schwartz

REPRESENTATIVE:

Yvonne C. Curry

NOTE: SUBMITTAL OF AN APPLICATION DOES NOT CONSTITUTE ACCEPTANCE FOR PROCESSING UNTIL THE PLANNING DEPARTMENT REVIEWS THE APPLICATION FOR ACCURACY AND COMPLETENESS

PLANNING AND INSPECTIONS DEPARTMENT - PLANNING:

Developer/Engineer shall address the following comments:

- 1. Submit to the Planning & Inspections Department Planning Division the following prior to recording of the subdivision:
 - a: Current certificate tax certificate(s)
 - b: Current proof of ownership.
 - c: Release of access document, if applicable.
 - d: Set of restrictive covenants, if applicable.
- 2. Every subdivision shall provide for postal delivery service. The subdivider shall coordinate the installation and construction with the United States Postal Service in determining the type of delivery service for the proposed subdivision. In all cases, the type and location of delivery service shall be subject to the approval of the United States Postal Service.

<u>PLANNING AND INSPECTIONS DEPARTMENT – LAND DEVELOPMENT:</u>

We have reviewed subject plats and recommend Approval. The Developer/Engineer shall address the following comments.

- 1. Update street cross section for John Hayes Street with hike and bike detail to include headers curbs as per DSC Section 6-19.
- 2. Tierra Del Este Unit 74 drainage infrastructure must be constructed and accepted prior to or concurrently to this proposed subdivision.
- 3. Verify proposed curb type for alley cross sections in comparison to previous approved designs.
- 4. At the improvement plan stage, protect the subject property from storm water runoff from the adjacent terrain.
- 5. The subdivision shall be tied to a horizontal control by bearing and distance to either a section corner, survey line, the National Geodetic Survey monument, City monument, or other know and accepted survey points. This tie shall be delineated on the plat sheets.
- 6. Some of the proposed storm-water runoff arrows were not shown in some areas of the subdivision on the preliminary plat sheets.

We have reviewed subject plats and recommend Approval.

The Developer/Engineer shall address the following comments.

- 1. Show proposed drainage flow patterns on all sheets of the preliminary plat.
- 2. All downstream storm-water management facilities should be in place prior or concurrent to development of the subject subdivision, i.e. Tierra del Este Unit 74 & 83.
- 3. Show existing surrounding drainage flow pattern arrows 200' feet outside subdivision perimeter on the preliminary plat.
- 4. At the improvement plan stage, protect the subject property from storm-water runoff from the adjacent terrain. Define how

- 5. The subdivision shall be tied by bearing and distance to either a section corner, a survey line, a grant line, or other known and accepted survey points this tie shall be delineated on the plat.
- 6. Provide a more visible scale for typical street cross sections.

911:

The district request that addressing on West to East Streets from John Hayes to Arturo Vallejo be addressed in the 14500 range.

EL PASO WATER:

We have reviewed the above referenced subdivision and provide the following comments:

The subject property is located within the City of El Paso Eastside Impact Fee Service Area. Impact fees will be assessed at the time of plat and collected after the El Paso Water Utilities receives an application for water and sanitary sewer services.

EPWU-PSB Comments

Water:

Along John Hayes Street between Early Morn Avenue and Montwood Drive there is an existing twenty -four (24) inch diameter water transmission main. No direct service connections are allowed to this main as per the El Paso Water - Public Service Board (EPWater-PSB) rules and Regulations.

Along John Hayes Street between Early Morn Avenue and Montwood Drive there is an existing twelve (12) inch diameter water main. This main is available for service and main extensions.

At the intersection of Montwood Drive and John Hayes Street along Montwood Drive towards the east there is an existing twenty - four (24) inch diameter water transmission main stub-out. The described stub-out dead ends approximately at the easternmost right-of-way line of John Hayes Street. No direct service connections are allowed to this main as per the El Paso Water – Public Service Board (EPWater-PSB) rules and Regulations.

At the intersection of Montwood Drive and John Hayes Street along Montwood Drive towards the east there is an existing twelve (12) inch diameter water main stub-out. The described stub-out dead ends approximately at the easternmost right-of-way line of John Hayes Street.

Sanitary Sewer:

Along John Hayes Street between Early Morn Avenue and Montwood Drive there is an existing twelve (12) inch diameter sanitary sewer main. This main dead-ends north of the northernmost right-of-way line of Montwood Drive. This main is available for service and main extensions.

At the intersection of Montwood Drive and John Hayes Street along Montwood Drive towards the east there is an existing twelve (12) inch diameter sanitary sewer stub-out. The stub-out dead ends approximately at the center line of John Hayes Street. This stub-out is available for main extensions.

General:

The Developer of Tierra Del Este Unit 74 (TDE 74) subdivision and Tierra Del Este Unit 83 (TDE 83) Subdivision has entered into agreements with the El Paso Water – Public Service Board (EPWater - PSB) to construct the proposed water and sanitary sewer mains to provide service to these subdivisions. The Developer is presently constructing the water and sanitary sewer mains in TDE 74 and TDE 83.

Service to Tierra Del Este Unit Eighty Nine (89) is anticipated to be provided from the described existing mains located along John Hayes Street and the mains pertaining to TDE 74 and TDE 83.

EPWU requires a new service application to initialize design of the water and sanitary sewer main extensions to serve the subject property. New service applications are available at 1154 Hawkins, 3rd Floor. The following items are required at the time of application: (1) hard copy of subdivision plat; (2) finalized set of street improvement plans, including storm sewer; (3) digital copy of subdivision plat; (4) benchmark check; and (5) construction schedule. Service will be provided in accordance with the current EPWU – PSB Rules and Regulations. The owner is responsible for the costs of any necessary on-site and off-site extensions, relocations or adjustments of water and sanitary sewer lines and appurtenances.

EL PASO WATER IMPROVEMENT DISTRICT:

Proposed subdivision is outside EPWID boundary.

TXDOT:

No objections, does not abut TXDOT ROW.

CAPITAL IMPROVEMENTS DEPARTMENT - PARKS:

We have reviewed <u>Tierra Del Este Unit Eighty Nine</u> a major preliminary plat map and on behalf of CID Parks & Planning Division, we offer Developer / Engineer the following comments:

Please note that this Subdivision is part of the Tierra Del Este III - Phase V Land Study; is composed of <u>280</u> Single-family dwelling lots and applicant is proposing to dedicate a **4.05-Acre** Main Park. This subdivision meets the minimum "Parkland" requirements per ordinance Title 19 – Subdivision and Development Plats, **Chapter 19.20 – Parks and Open Space** and exceed the requirements by **1.257** Acres or **125** dwelling units that can be applied towards sub-sequent subdivisions with-in the approved Land Study calculated as follows:

Parkland Credit Balance = 1.25 Acres or 125 Dwelling Units

- Request for a Hike & Bike trail to be developed along the north side of Montwood Dr. to provide connectivity to proposed linear park/trail along Mike Price Dr. within the Tierra Del Este #83 subdivision.
- 2. Restrictive covenants need to be provided since all lots are zoned R-5 meeting the requirements for Two-family dwelling use.

Additionally, we offer the following **informational comments** to assist Applicant in the construction drawings design of the new Park.

Please note that design layout (Concept & Final) need to be coordinated with Parks Department and/or department liaison/designee for review and approval and are to include at minimum the following improvements:

- 1. Refer to current ordinance Chapter 19.20 Parks and Open Space and the Design & Construction Standards for Park Facilities as approved by Mayor and Council.
- 2. Irrigation System must be designed to accommodate site static water pressure less 9% and a pump must be incorporated to accommodate design criteria.

- 3. Note for all park improvements (sidewalks, Ramps, etc.) and paved Hike/Bike trails (if applicable) to be compliant with required accessibility criteria as set forth in ADAAG & TAS standards as mandated by Federal and State Governments.
- 4. Project(s) must be coordinated with TDLR to insure compliance with TAS requirements to include inspection, and certificate of substantial completion; approval of the subdivision /park improvement plans is subject to applicant providing proof of the project registration number (EAB Project Registration No. by the State Agency).
- 5. No signs, fire hydrants, lights, NDCBU's, electrical/water boxes, telephone pedestals, no obstructions in general, shall be placed into proposed perimeter sidewalk, nor shall any utility conduits be placed along the park site Any utilities with-in the parkway need to be underneath the proposed sidewalk and buried at 5' minimum cover.
- 6. Provide pedestrian-oriented perimeter park lighting along adjacent public and private street rights of way. Engineer to coordinate with Parks Department and/or department liaison/designee, Planning and Inspections Engineering & Construction Management Division, SAM Dept., and E.P.E.Co., light poles location & conduit placement; light poles shall be steel, direct bury with a minimum 65 watt LED luminaire installed at max. 150' apart and/or at all street intersections along the park side and not along the residential side to prevent duplication of light poles.
- 7. Developer/Contractor shall obtain soil samples (taken from actual park site location finished ground) & provide complete analysis report (textural, soils classification, minerals and nutrients availability, water infiltration/percolation, detailed salinity, & PH conductivity test). Report shall include recommendations for soils amendments and preparation to insure soil conditions are suitable for turf, shrubs, and tree growth; coordinate site visit with Parks staff or Dept. designee for collection of soil samples.
- 8. Any unsuitable soil conditions shall be remedied to eliminate hard soils, stony soils, high caliche soils, clay soils and contaminated soils to a minimum depth of 12 inches and by shattering, in two directions, of hard pan caliche, clay soils, rocks to a depth of 36 inches below finished grade as required for proper planting as per Park's Design & Construction Standards for Park Facilities approved on 01/08/2013
- 9. Any unsuitable soil materials not approved by Parks Department and/or department liaison/designee are to be removed, disposed-off, and replaced with "Top Soil" / Sandy Loam material (blend of 40% Sand, 40% Silt, & 20% Clay Capable of holding moisture) to include organic matter / nutrients to a minimum depth of 12 inches.
- 10. Any sloped areas (if flatter areas are not feasible) along park's frontages shall be at the max. 1 vertical: 20 horizontal (5%) or as determined according to the park improvements plan review.
- 11. Provide adequate cross-sections, enough to better understand/visualize the finished improvements.
- 12. Grading and drainage plan for the site, to be reviewed and approved by Parks Department and/or department liaison/designee.
- 13. Developer / Contractor are required to obtain irrigation, building, electrical, and any other required permit(s) from Planning & Inspections One Stop Shop City Development Division.
- 14. At minimum, a 7' wide meandering concrete sidewalk is required all along the park's frontage unless a Trail is required, then current Park Design Standards for Park Facilities shall apply.
- 15. Provide an age appropriate 2-5 or 5-12 years old play structure from approved vendors with a minimum fifty foot by fifty-foot user zone complete with metal shade canopy or approved alternative equipment/amenities as applicable.
- 16. Provide one 30' tall Pre-stressed concrete direct bury light pole at the playground or focal point of the park; use LED type fixtures and lamps for a maximum five foot-candles with a uniformity ratio of 3:1 to include photo cell and timer.
- 17. Provide shaded picnic tables and or benches and trashcans on concrete pads as required / applicable.
- 18. Street trees shall be provided along the parkway spaced at maximum 20' on center.
- 19. Construction of Park improvements need to be coordinated and inspected by Parks

Department and/or department liaison/designee.

20. Park Site acceptance for maintenance is contingent upon completion and acceptance of all subdivision improvements by the director of the Land Development Services Department or designee.

This subdivision is located with-in "Park Zone": E-9

Nearest Park: Eastside Sports Complex

If density/acreage is increased /decreased or the property zoning /use changes, then "Park fees" will be re-assessed based on applicable conditions.

CENTRAL APPRAISAL DISTRICT:

No objections.

FIRE:

No objections.

SUN METRO:

No objections.

COUNTY OF EL PASO:

No comments received.

EP ELECTRIC:

No comments received